

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL F-5
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, 428 Realty Corporation has expressed a desire to purchase said parcel F-5 for the purpose of constructing an off-street parking facility;

NOW THEREFORE BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That 428 Realty Corporation be and hereby is conditionally designated as Redeveloper of Disposition Parcel F-5, subject to submission within 60 days of the following documents satisfactory to the Authority:
 - a. Preliminary site plan, indicating proposed landscaping and the number of parking spaces which can be developed on this site;
 - b. Proposed rate schedule for transient and monthly parking.
 - c. Proposed construction schedule;
2. That this designation is subject to concurrence in the minimum disposition price and proposed disposal transaction by the Department of Housing and Urban Development;
3. That disposal of said parcel by negotiation is the appropriate method of making land available for redevelopment.

4. That it is hereby determined that 428 Realty Corporation, possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.

5. That the Development Administrator is hereby authorized to execute a Land Disposition Agreement with 428 Realty Corporation and subsequently a Deed for the disposition of said parcel; and

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

*Voted
6/16/66
KS*

MEMORANDUM

June 16, 1966

TO: Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

SUBJECT: Tentative Selection of Developer
Disposition Site F-5
Washington Park Urban Renewal Area

Disposition Site F-5 which is located at Warren Street between Crawford and Georgia Streets is proposed for commercial off-street parking. This 24,000 square feet parcel can accommodate approximately 43 vehicles. As indicated in a memorandum to the Authority Board on June 2, expressions of interest had been received for this site from Mr. Sidney Insoft of Insoft Realty Corporation and Mr. Harry L. Silva of the 428 Realty Corporation. It was also indicated to the Authority Board that Mr. Insoft was primarily interested in Site F-6, while Mr. Silva preferred Site F-5.

The cost of purchasing the land and developing it in accordance with the Authority's specifications would amount to approximately \$19,000. Mr. Silva has submitted the necessary redevelopers' statements, and it appears that he is financially capable of developing this parcel.

Mr. Silva indicates that his corporation proposes to build the lot in accordance with the recommendations of the Authority and that the lot would be developed primarily for transient parking for the people frequenting the local businesses. He proposes nominal prices for parking and will attempt to provide an attendant until closing time at approximately 1 a.m. and has trucks which would be employed for cleaning, snow removal, and general maintenance.

It is recommended that the Authority tentatively designate 428 Realty Corporation as Redeveloper of Disposition Site F-5 with the understanding that final designation is conditioned upon submission within 60 days of initial plans, a proposed rate schedule, and concurrence in a minimum disposition price by the Department of Housing and Urban Development.

An appropriate resolution is attached.

Attachment

